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| PLANNING COMMISSION MINUTES OF JANUARY 23, 2006 |
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2005-0912 – Valley Faith United Methodist Church [Applicant] **Santa Clara County Chapter Extension Society of Methodist Church** [Owner]: Application for related proposals on a 1.6-acre site located at **1251 Sandia Avenue** (near Fairwood Av) in a P-F (Public Facility) Zoning District. (Mitigated Negative Declaration) (APN: 104-18-062) KD;

- **Use Permit** to demolish an existing 6,700 square foot church to construct a new two-story building up to 20,000 square feet to allow day care, religious activities, and recreational uses;
- **Variance** from Sunnyvale Municipal Code section 19.38.070(f) to the frontage landscape strip width.

Kelly Diekmann, Associate Planner, presented the staff report. He said staff supports approval of this application, that the development will provide a substantial upgrade for the site and that the site is an excellent location for the project. He said there are some minor conditions being required addressing final detailing of the window types and paint treatment of the building. He said that staff is supporting the variance to reduce the frontage landscape width requirement as the sidewalk configuration merits the findings as an unusual circumstance and there is no detriment to the area by allowing the variance.

Chair Hungerford opened the public hearing.

Jim Morelan, architect for the project, spoke on behalf of the applicant. He said many members of the Valley Faith United Methodist Church are in the audience tonight to show their support of the project. He said he and the applicant have been working diligently with City staff to accommodate the requirements of the Conditions of Approval (COAs), they have read and accept the COAs and are requesting the Planning Commission's approval.

Jon Ramos, resident of Sunnyvale, said he has no objection to this project. He said he has a rental house near this site and commented that this project will be a good upgrade for the area. He suggested that, in the future, the Planning Commission may want to investigate rezoning Lakewood Village as the houses and lots in the area are very different sizes and shapes.

Harriet Rowe, resident of Sunnyvale, said she applauds the applicant for not selling their property to get top dollar and then trying to move the church into the industrial area. She said she appreciates that when the applicant realized they needed to create more space that they decided to build up. She asked for clarification about the required number of parking spaces.

Mr. Morelan clarified that the parking space requirement was originally based on the sanctuary seating, but additional consideration was made to determine the

parking needs including the multi-purpose room. Mr. Morelan said the church has made arrangements with the adjacent school for the use of an additional 50 parking spaces which provides adequate parking.

Chair Hungerford closed the public hearing.

Comm. Sulser moved for Alternative 1 to adopt the Negative Declaration and approve the Use Permit and Variance with attached conditions. Vice Chair Fussell seconded.

Comm. Sulser said he likes the upgrade that this project will bring to the site and thinks this is a fabulous project. He said he was initially concerned with the request for the variance, but is satisfied that the findings are met.

Vice Chair Fussell said he applauds the applicant for putting together a good design for property, and for being proactive about finding a solution to the parking requirements.

Comm. Simons offered a Friendly Amendment to add COA 6.K. which reads, "New trees are to be native, large species as appropriate for the site." The Friendly Amendment was acceptable to the maker and seconder of the motion.

Chair Hungerford offered a Friendly Amendment to modify COA 1.E. to read, "The multi-purpose room may not be used for assembly uses concurrent with activities in the sanctuary." The Friendly Amendment was acceptable to maker and seconder of the motion.

Comm. Babcock asked if the Friendly Amendment offered by Chair Hungerford needed to specify what "activities in the sanctuary" are allowable when the multi-purpose room is in use and visa versa. Ms. Ryan said the intent is to prevent two assembly activities occurring at the same time. Ms. Ryan said that the Friendly Amendment could include the wording "**assembly** activities in the sanctuary."

Final Motion:

Comm. Sulser made a motion on 2005-0912 to adopt the Negative Declaration and approve the Use Permit and Variance with modified conditions; to add COA 6.K. "New trees are to be native, large species trees as appropriate for the site."; to modify COA 1.E. to read, "The multi-purpose room may not be used for assembly uses concurrent with assembly activities in the sanctuary." Vice Chair Fussell seconded.

Motion carried unanimously, 6-0.

This item is appealable to City Council no later than February 7, 2006.